

PLANNING BOARD AGENDA

Monthly Meeting
January 22, 2024
7:00 PM



1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes (October 23, 2023)
6. Regular Business
A. Planning Department Staff Report (December 2023)
B. Update on Projects
7. New Business
A. CRZ-01-2024-Conditional Rezoning on Parcel 17J07022A (R.A. Lee Property)
B. RZ-02-2024-General Rezoning on Parcel 17K080431 (Walker Property)
8. Adjourn

**TOWN OF WILSON'S MILLS
PLANNING BOARD - REGULAR MEETING
OCTOBER 23, 2023**

Present: Donald Byrd - Chairman, Marvin Dodd – Co-Chair, Lloyd Barnes, Jim Uzzele, Jay Mouser, Benji Parrish, Doris Riley

Others Present: Wendy Oldham – Planning Director, Leigh Hartley – Planning Technician, Cynthia Paul – Code Enforcement Officer/Permit Technician, Brent West-Developer and Beth Blackmon-Engineer

Absent: Tony Eason

Convocation: Chairman D. Byrd called the meeting to order at 6:58 P.M.

Pledge of Allegiance: Chairman Byrd led the Pledge of Allegiance

Invocation: Invocation was given by J. Uzzele

Approval of Agenda: There were no changes to the agenda. A motion was made to accept the agenda by D. Riley and seconded by J. Mouser. Agenda was approved unanimously.

Minutes from September 25, 2023 were presented. Motion was made by J. Uzzele and seconded by J. Mouser to accept minutes as presented. Acceptance passed unanimously.

Approval of Minutes: Staff Planning Report for September 2023 was inadvertently left out of the monthly packets. W. Oldham advised the Planning Board that this report would be in their email the following morning.

Regular Business:

7.A – Rezone – 149.984 acres, end of Jones Road and Johnston Farms Drive (CRZ-02-2023)
W. Oldham advised the Planning Board that this rezone was a conditional rezone from Agriculture (AG) to MU-CZ (Mixed Use - Conditional). With this conditional rezone, this would allow for single family homes and townhomes, front and rear loading. B. West and B. Blackmon were present to answer questions from the Planning Board members. After much discussion, D. Riley made the motion to recommend approval of this conditional rezone from Agricultural (AG) to Mixed Use – Conditional (MU-CZ) to Town Council and adoption of the foregoing Statement of Consistency WITH the following conditions:

1. Minimum 52 foot wide lot width for single family homes.
2. Minimum 22 foot wide lot width for townhomes.
3. A 20 foot front setback for townhomes.

Adjournment:

4. One (1) additional parking space for every three townhomes.
 5. Adhere to all changes required by the Town's Engineer and the Fire Marshal's office.
 6. Construction plans go back before the Planning Board prior to CD approval by the Planning Director.
 - B. Parrish seconded the motion and motion carried with a 4 to 2 vote in favor of sending this conditional rezone for hearing before the Town Council.
- A motion was made by M. Dodd and seconded by J. Uzzle to adjourn the meeting. Chairman D. Byrd adjourned the meeting at 8:00 P.M. The next meeting is scheduled for November 27, 2023, at 7:00 P.M. at Wilson's Mills Elementary School Cafeteria.

ATTEST:

Donald Byrd, Planning Board Chairman

Wendy Oldham, Planning Director

STAFF REPORT

TO: Mayor Byrd and Town Council Members
DATE: January 17, 2024
FROM: Wendy Oldham, Planning Director
SUBJECT: Planning Report – December 2023



SUBDIVISIONS		
SUBDIVISION	PHASE	STATUS
Milkcreek Phase 2 Powhatan Road-Beside Park	Final Inspection Awaiting	Developer working on items from Punch List
Wilson's Walk Cole Road	Construction Plans Phase 1,2 and Amenity	Approved Final Plat Phase 1; new construction starting
Olive Branch West Olive Road	Final Plat Phase 1 and Amenity	Final Plat Approved Phase 1; new construction has begun
Midtown Village Swift Creek Road and Strickland Road-Along 70	Sketch Plan Submitted	Developer submitting all needed permits, local/state for infrastructure
Cottages at Wilson's Mills Southern Road/Adjacent to Ives Landing	Final Inspection Awaiting	Work is being done at this time to finish up the punch list
Eason Creek Powhatan Rd-across from Pricket Ln	Final Plat Submitted, Phase 1 only	Phase 1 construction begun
Crescent Mills Both Sides of Strickland Road	Phases 7 & 8 and Main Amenity Area Submitted	Phases 1,2,3 - Approved Phases 4,5,6 – Approved
Willis Crossing Wilson's Mills Road and Main St	Construction Plans	Grading and infrastructure in progress
Southerland Mills Southern Road Across from Ives Landing/End of Hazel Street	Preliminary Plans	Construction Plans Approved
Johnston Farms Phase 2B Marlin Lane/ Waterview Way	Preliminary Plans	Approved with Conditions
Wilson's Ridge Wilson's Mills Road beside Town Hall and Kids Country Childcare	Construction Plans	Approved- Infrastructure Being Installed
Toler Property Wilson's Mills Road across from Poplar Creek	Preliminary Plans submitted	Comments sent; waiting for revised plans/second submittal
Cobalt Townes Hwy 70 Bus beside East Hampton	Waiting on Preliminary Plans	Early Development Stage
STREET TAKEOVER		
Street Name	Subdivision	Linear Feet
N/A	N/A	N/A
RECOMBINATION/SUBDIVIDES		
ADDRESS	ACTION	STATUS
N/A	N/A	N/A
REZONES		

ADDRESS	ACTION	STATUS
End of Jones Rd & Johnston Farms Drive (151 +/- acres)	Ag to MU	Denied by Town Council 12/23
COMMERCIAL/BUSINESSES		
ADDRESS/PROJECT	USE REQUEST	STATUS
1737 Swift Creek Road	Automobile Restoration	Temp CO issued, 1 zoning issue left
SIGN PERMITS		
ADDRESS	BUSINESS/PROJECT	STATUS
1492 Cole Road	Wilson's Walk Monument #1	Approved
1495 Cole Road	Wilson's Walk Monument #2	Approved
NON-RESIDENTIAL ZONING PERMITS		
N/A	N/A	N/A
RESIDENTIAL ZONING PERMITS		
USE	#	
Single Family Home - New Construction	5	
Porch/Deck/Pool/Driveway Extension/Ramp/Additions	2	
Accessory Structure	1	
Fence	2	
Doublewide Mobile Home	0	
Rooftop Solar Panels	2	
TOTAL	12	
FLOODPLAIN DEVELOPMENT PERMITS		
ADDRESS/PROJECT	ACTION	STATUS
N/A	N/A	N/A
ZONING INSPECTIONS/LETTERS		
Completed and Passed - Single Family Homes	7	
Completed and Passed - Other	6	
Zoning Verification Letters	1	
CODE ENFORCEMENT VIOLATIONS		
VIOLATIONS		
TOTAL	5	
Undue Growth	1	
Debris/Garbage Clean-Up	4	
Nuisance/Junk/Abandoned Vehicles	0	
Chickens/Roosters	0	
ZONING VIOLATIONS		
VIOLATIONS		
TOTAL	9	
Building without Permit	5	
Fence without Permit	2	
Unsafe Structure	0	
Other Zoning Violation	2	
CODE ENFORCEMENT AND ZONING ABATEMENT		
OUTCOMES		
Abated	5	

Final Letter Sent	0
Citations/Fines Issued	4
TOWN ABATEMENTS	
Paid Abateements	0

Zoning	AG
Density:	1 unit per acre
Minimum Lot Size:	1 acre (43,560 sq. ft.)
Minimum Lot Width:	150'
Primary Structure Building Height (max):	30'
Accessory Structure Building Height (max):	25'
Primary Structure Setbacks (min.):	

Current Zoning

The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses, and related activities. Farmland is a defining element of Wilson's Mills' traditional identity and the protection of these lands aids in preserving the character of the Town until such a time new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

LOCATION:	Strickland Road across from Old English Court
TAX ID:	17J07022A
SITE ACREAGE:	40.29
ZONING:	AG (Agriculture)
CURRENT USE:	Vacant land

CURRENT SITE INFORMATION

The property owner is requesting a rezoning of 40.29 acres on Strickland Road, Smithfield, North Carolina, from AG (Agriculture) to MU (Mixed Use). This rezoning would allow for the construction of new single-family dwellings, duplexes, and/or townhomes. All setbacks could be met with this rezoning. (See below details from Article 8.2-G of the Town's Development Ordinance for details of current and proposed zoning criteria.)

PROPOSAL

TO: Chairman Donald Byrd and Planning Board Members
 DATE: January 22, 2024
 RE: 40.29 acres, Lee Property on Strickland Road
 File No. CRZ-01-2024
 FROM: Wendy Oldham, Planning Director

REQUEST FOR PLANNING BOARD ACTION



Zoning:				MU-1&2			
Housing Type:				Single-Family	Detached	Single-Family	Attached
Density:				7 units/acre	17 units/acre	14.5	units/acre
Minimum Lot Size:				6,000 sf	1,600 sf	N/A	N/A
Primary Structure Building Height (max.):				30'	30'	36'	45'
Accessory Structure Building Height (max.):				25'	25'	25'	25'
*Minimum Lot Width:				16'	16'	N/A	N/A
Setbacks:				10' (max.)			
Front				10' (max.)			
Side				N/A			
Rear				12'			
Side Street				16' (max.)			
Accessory Structure Setbacks:				A minimum of 5' behind primary structure & 5' from side and rear property lines.			
				*120' on US 70 & I-42, 40' for all non-residential uses			

Proposed Zoning

Mixed Use (MU-1&2). Mixed-Use (MU-1&2). The Mixed-Use District (MU-1&2) is established to provide opportunities for both compatible and sustainable redevelopment where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Development standards in the Mixed-Use District promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to use in adjacent neighborhood districts.

LOCATION:	Strickland Road across from Old English Court
TAX ID:	17J07022A
SITE ACREAGE:	40.29 acres
PROPOSED ZONING:	MU
PROPOSED USE:	Single Family Attached and Single Family Detached Homes

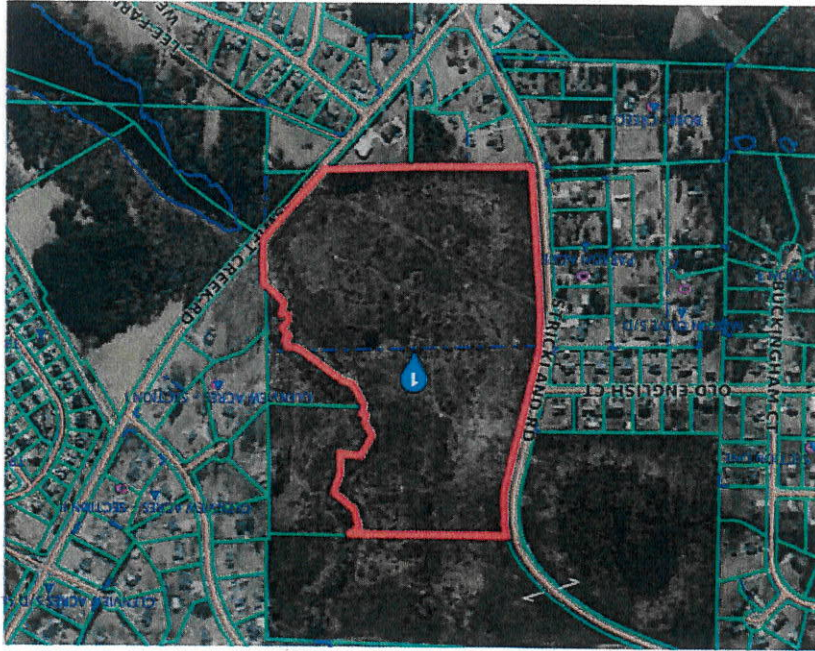
PROPOSED SITE INFORMATION

Front	30'
Side	10'
Rear	20'
Side Street	20'
Accessory Structure Setbacks:	A minimum of 5' behind primary structure & 5' from side and rear property lines.

Conditions Chart on the Next Page

1. Dimensional standards shall be per the chart below. **UDO minimums in red.**
2. The development shall be limited to single family detached and single family attached building types and associated open space uses only. All other non-residential uses shall be excluded.
3. Street trees shall be placed in the tree lawn between the sidewalk and curb in intervals of at least 1 tree per 50 linear feet of street. Canopy trees with small ornamental trees in front of the Townhomes as shown. **UDO requires 1 tree for every 80'.**
4. 30 foot Type B landscape buffer with enhanced plantings and a 10' multi-use paved pathway shall be placed along Strickland Road frontage. **Buffer is required per UDO. Multi-use path is part of the Future Bicycle and Pedestrian Plan.**
5. Amenities for the community shall include 4 (four) of the following:
 - a. 12' x 12' covered pavilion for gathering
 - b. Playground equipment for active recreation
 - c. Fire pit with paver patio
 - d. Walking trail around stormwater management facility
 - e. Dog park

CONDITIONS OFFERED BY APPLICANT



ORTHO PHOTO

1. This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan and the Town's Unified Development Ordinance.
2. This action is not consistent with the Town of Wilson's Mills Future Land Use Map, Former Town Council Members had hoped to have a school developed on this site, but the parcel is not large enough to accommodate a school.
3. Mixed Use was established to provide opportunities for flexible, compatible and sustainable development within Town Limits and its ETJ.

STATEMENT OF CONSISTENCY AND REASONABLENESS

Staff recommendation is for approval of the rezone from AG to MU. It is consistent and reasonable with the current Comprehensive Land Use Plan, Unified Development Ordinance and surrounding areas. However, on the Future Land Use Map, this parcel is proposed as Civic, as the former Town Council had hoped to see a school in this area. This parcel isn't large enough to be a school site. There are no planned businesses in this development.

STAFF RECOMMENDATION

MU-Conditional DEV. STANDARDS:		S.F. ATT. TOWNHOMES	SINGLE FAMILY DETACHED
A. BUILDING SETBACKS			
Front	20'	20' min. 16'	20' min. 16'
Side Interior/Exterior	0/6'	15' min. 10'	8' ?
Rear	15'	15' min. 10'	20' min. 10'
Side Corner	10'		10'
Min. Building Separation	15'	15' min. 10'	10'
B. MAX. BUILDING HEIGHTS			
Maximum Height	35'	35'	35'
Stories	2.5	2.5	2.5
C. MINIMUM LOT AREA			
Min. Lot Area	2,000 sq ft	2,000 sq ft	6,000 sq ft
D. MINIMUM LOT WIDTH			
Townhome	20'	20'	50'
E. LANDSCAPE BUFFERS			
Stickland & Swift Creek Rd	30' Type B	30' Type B	30' Type B
Exterior Boundary	30' Type B	30' Type B	30' Type B
F. MAXIMUM DENSITY			
MU-Conditional	170 Units-10 DU/AC Max.	50 Units-5 DU/AC Max.	
G. OPEN SPACE			
9% Required	10% Provided		

1. Conditional Rezone Application
2. Conditional Zoning Master Plan Preliminary Plat with Conditions

ATTACHMENT(S)

3. Recommendation to DENY rezone of this property from Agricultural (AG) to Mixed Use (MU) to Town Council for the following reason(s):

_____ ; or, _____

2. Table the application for receipt of the following information:

_____ or, _____

1. Recommendation of approval of rezoning, with consistency statement, from Agricultural (AG) to Mixed Use (MU) to Town Council with the afore mentioned conditions as amended as well as the following new conditions;

ACTION REQUESTED

REZONING / MAP AMENDMENT APPLICATION

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121



PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g., "IND(CZ)").

FILING INSTRUCTIONS:

Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.

A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)

GENERAL PROJECT INFORMATION:

Project Address / Location: 0 STRICKLAND ROAD

Zoning District: A-4

Johnston Co. Tax PIN #: 177070222A 68619-51-7735

Town Jurisdiction: ND In-Town Limits

Size of Property (in acres): 40.29

Proposed Building Square Footage: N/A

Yes Yes ETL

Applicant Printed Name
Robert Bailey

Applicant Signature
[Signature]

Date

1-2-23

ACKNOWLEDGEMENT:
The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Proposed Conditions Offered by Applicant:
SEE ATTACHED

Proposed Land Use:
SINGLE FAMILY DETACHED HOMES ON 9,000 S.F. LOTS MIN. SINGLE FAMILY ATTACHED HOMES ON 2,000 S.F. LOTS MIN.

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

General Use
Conditional Zoning
Existing Zoning Classification: AG
Proposed Zoning Classification: MU-1

REZONING REQUEST:

Address: _____
City: _____
State: _____
Zip: _____
Phone: _____
Email: _____

Property Owner (Owner Consent Form is required if different from applicant):

City: Raleigh
State: NC
Zip: 27606
Phone: 919-235-2964
Email: Rbailey@RANDRBY.com
Address: 1611 JONES FRANKLIN ROAD SUITE 101
Applicant: R+R DEVELOPMENT GROUP OF LLC, LLC 1

APPLICANT INFORMATION:

North: VACANT AG
South: RESIDENTIAL SFR-2
East: RESIDENTIAL AG SFR-1
West: RESIDENTIAL P-20-A

Existing land use/zoning on adjoining properties:

FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezoning. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezoning request:

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant:

THE DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH THE TOWN OF WILSON'S MIUS AND NE DOT STANDARDS AND SPECIFICATIONS TO ENSURE AND PROMOTE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE OF THE CITIZENS OF WILSON'S MIUS. MY DESIGNERS FOLLOW TOWN STANDARDS ARE IN ACCORDANCE WITH ACCEPTED BEST PRACTICES IN CURRENT DEVELOPMENT DESIGN.

2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.

Statement by applicant:

THE DEVELOPMENT AND ITS USES WILL COMPLY WITH REQUIRED REGULATIONS AND STANDARDS OF THE DEVELOPMENT ORDINANCE AND THE STANDARDS REQUESTED BY THE COMREP AND APPLICANT WITHIN THE ZONING REQUEST.

3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant:

THE DEVELOPMENT IS DESIGNED AND WILL BE OPERATED SO AS NOT TO SUBSTANTIALLY INJURE ADJOINING PROPERTY VALUES BY BUFFERING ADJACENT PROPERTIES AND BY PROPOSING RESIDENTIAL DEVELOPMENT WITH PRIVATE MATRONS. ACCESS TO THE PROPERTY LOOKS TO SPREAD OUT TRAFFIC TO TWO DIFFERENT POINTS AND PROVIDE FOR EXPECTED TRAFFIC DEVELOPMENT.

4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.

Statement by applicant:

THE USES PROPOSED, RESIDENTIAL DETACHED AND ATTACHED HOUSES IS NOT IN STRICT COMPLIANCE WITH THE COMPETITIVE PLAN BUT IS IN CLOSER COMPLIANCE WITH EXISTING DEVELOPMENT PATTERNS THAN THE COMPETITIVE PLAN SUGGESTS. THE COMREP PLAN ANTICIPATED A SCHOOL USE THAT IS NO LONGER THE TOWN'S PLAN FOR THE SITE.

**TOWN OF WILSON'S MILLS
PLANNING DEPARTMENT
OWNER AUTHORIZATION FORM**

PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121



PROPERTY OWNERS CERTIFICATION:

I, R.A. Lee Properties, LLC (Roy Alan Lee) hereby affirm that I am the owner of the property located at:

Property Address/Physical Location: 40+- Acres between Sift Creek & Strickland Road - Tax ID 17J07022A

City: Smithfield State: NC Zip Code: 27577

Johnston Co. Tax PIN #: 168619-51-7735

Project/Activity/Permit for which application is being made: CONDITIONAL ZONING AND MAJOR SUBMITTAL APPLICATIONS

By signing below, I authorize the individual identified in the following section to act as my authorized agent with regard to any and all application(s) made to the Town of Wilson's Mills Planning Department for the activities described. The individual identified below shall remain in this capacity with regard to any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate this authorization, signed by me, is submitted to the Town of Wilson's Mills Planning Department.

Owner's Printed Name

Roy Alan Lee

Owner's Signature

Roy Alan Lee

Date

01/02/2024

APPLICANT/AGENT INFORMATION:

Applicant/Owner's Authorized Agent:

ROBERT BAILEY

Address:

1611 JONES FRANKLIN ROAD SUITE 101

City:

Roseleaf

State:

NC

Zip Code:

27606

Phone:

919-235-2564

Email:

BAILEY@RANDKDEV.COM

Applicant/Agent Printed Name

ROBERT N. BAILEY

Applicant/Agent Signature

[Signature]

Date

1-2-24

I, the duly authorized agent/representative thereof, hereby certify that the information herewith is in all respects true and correct to the best of my knowledge and belief.

LEE PROPERTY

CONDITIONAL ZONING MASTER PLAN

PRELIMINARY PLAT

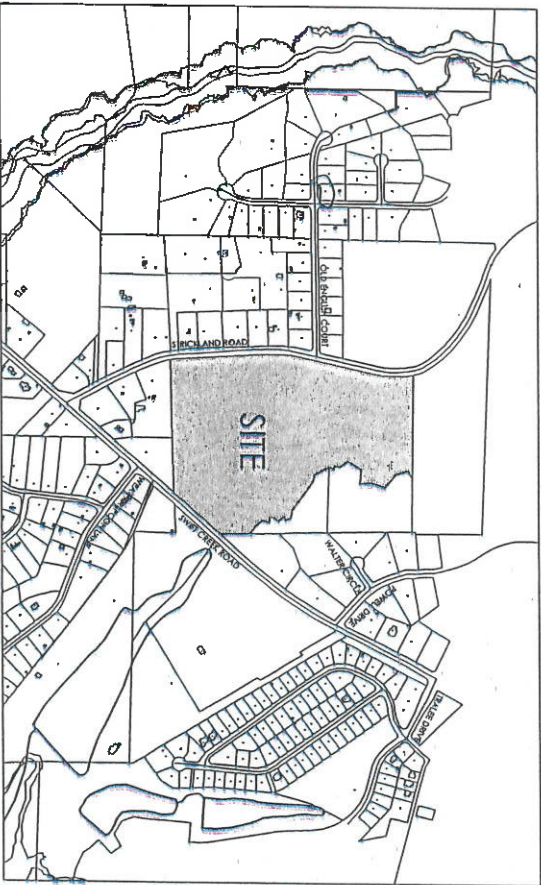
WILSON'S MILLS, NC

OWNER:
 R. A. Lee Properties, LLC
 1908 Chapel Drive
 Clayton, NC 27320

developer/builder:
 R & R Development Group
 1611 Jones Franklin Road, Ste. 101
 Raleigh, NC 27606
 (919) 235-2964
 Contact: Rob Bailey

landscape architect:
 TMTLA Associates
 5011 Southpark Drive, Ste. 200
 Durham, North Carolina 27713
 (919) 484-8880
 Contact: Andy Porter, PLA

civil engineer:
 Morris + Ritchie
 530 Hinton Pond Road
 Knightdale, North Carolina 27545
 (919) 208-2103
 Contact: Jeremy Keany, PE



VICINITY MAP
 1"=500'



SUBMITTAL DATES

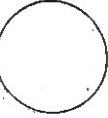
FIRST SUBMITTAL _____ 01/05/24

SHEET INDEX

- MP-1-COVER SHEET
- MP-2-EXISTING CONDITIONS
- MP-3-REZONING MASTER PLAN
- MP-4- PRELIMINARY PLAT
- MP-5- PRELIMINARY UTILITY & DRAINAGE
- MP-6-DETAILS

811
 Know what's below.
 Call before you dig.
 Dial 811 or 1-800-852-4848

TMTLA ASSOCIATES
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 5011 SOUTHPARK DRIVE, STE. 200-DURHAM, NC 27713
 p: (919) 484-8880 e: info@tmtla.com



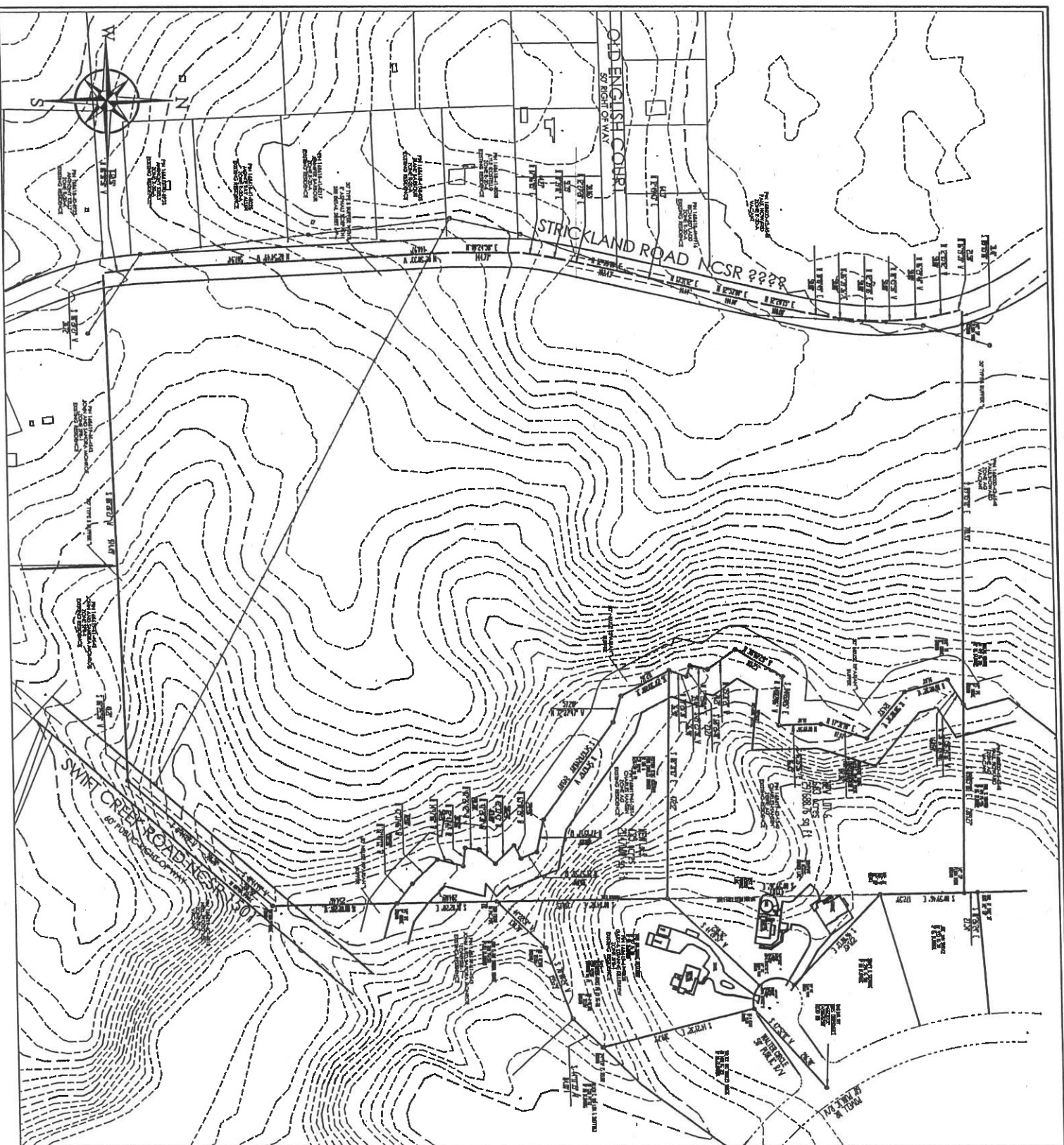
DESIGNER
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

REVISIONS:

COVER
LEE PROPERTY
 R&R DEVELOPMENT
 1611 JONES FRANKLIN ROAD, RALEIGH, NC 27606

SCALE: AS NOTED
 DRAWN BY: TMTLA
 PROJECT #: 231/21
 DATE: 01/05/2023
 SHEET: MP-1

EXISTING CONDITIONS
SCALE: 1"=100'



MP-2
of 6

SCALE: AS NOTED
DRAWN BY: TMT
PROJECT #: 23171
DATE: 01/05/2023
SHEET

EXISTING CONDITIONS
LEE PROPERTY
R&R DEVELOPMENT
1611 JONES FRANKLIN ROAD, RALEIGH, NC 27604

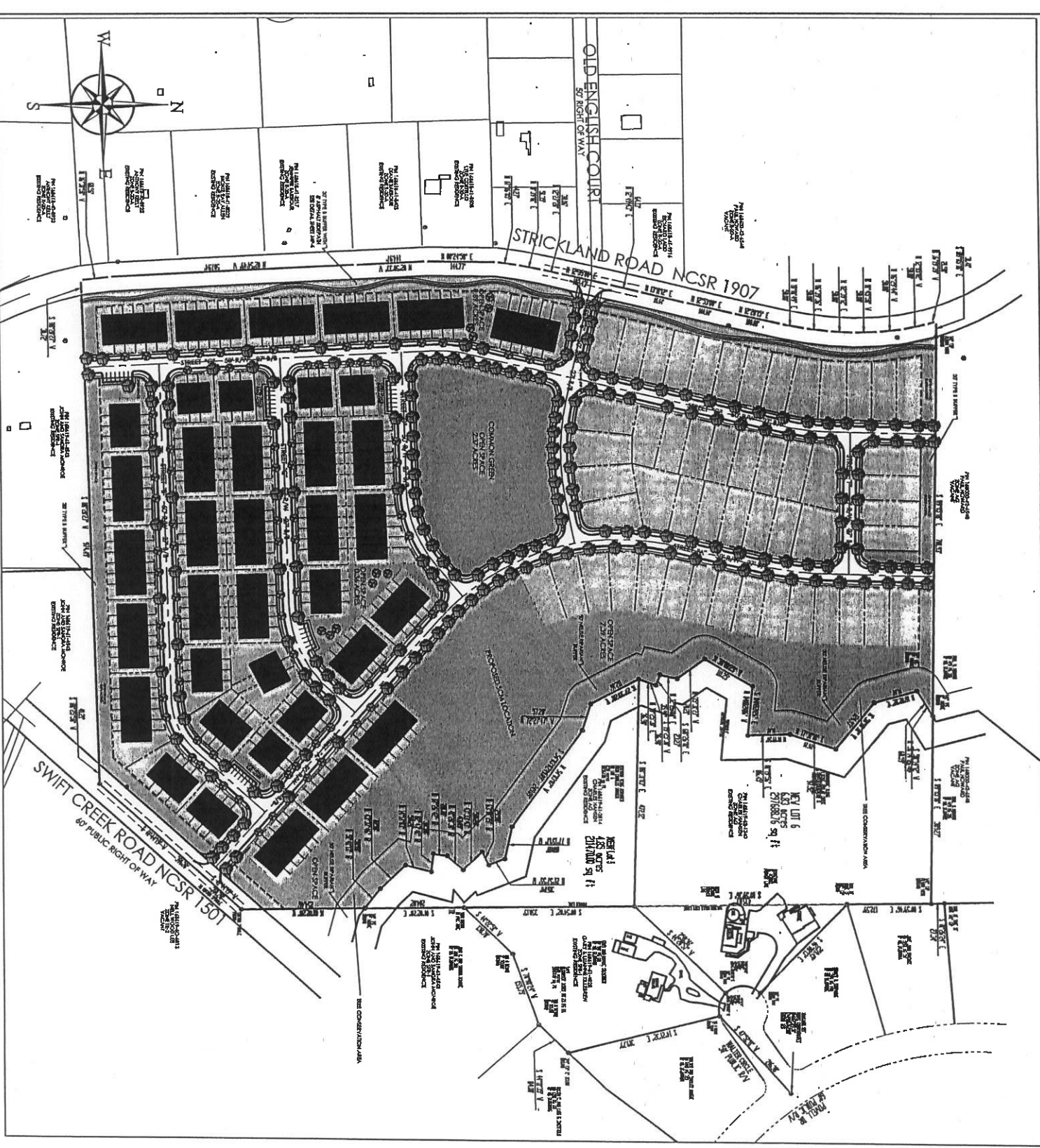
REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION



TMTLA ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING
5811 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com



SITE DATA

OWNER: P.A. LEE ACQUISITION, LLC
OWNER ADDRESS: 1901 CHASE DRIVE, CLAYTON, NC 27033
PROJECT ADDRESS: SWIFT CREEK ROAD, WELDON HILLS, NC
DEVELOPER: TMTLA ASSOCIATES
DISTRICT: R-2000Z
TOTAL AREA: 37.23 AC
BL USE: VACANT
PROPOSED USE: RESIDENTIAL SUBDIVISION
BL ZONING: R-2000Z
PROPOSED ZONING: RESIDENTIAL CONDITIONAL DISTRICT
PROPOSED DENSITY: 4.65 DU/AC
PROPOSED LOTS: 175 UNITS
SHORT MARKET FINISHED: 155 UNITS
TOTAL LOTS: 246 UNITS
OPEN SPACE RECD: 2.94 ACRES
OPEN SPACE PROVIDED: 12.61 ACRES
TCA REQUIRED (8%): 2.98 ACRES
TCA PROVIDED: 2.98 ACRES

NOTES:
 1. All lot areas and acreages are based on the official information by the State of North Carolina, N.C.
 2. The site is located in the unincorporated area of Weldon Hills, North Carolina County Government.
 3. A preliminary plat for this site has been filed with the North Carolina State Planning Commission.
 4. A preliminary plat for this site has been filed with the North Carolina State Planning Commission.
 5. A preliminary plat for this site has been filed with the North Carolina State Planning Commission.
 6. All utilities shall be located underground.
 7. All utilities shall be located underground.
 8. All utilities shall be located underground.
 9. All utilities shall be located underground.
 10. All utilities shall be located underground.

ZONING COMMENT:
 1. The proposed rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance.
 2. The proposed rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance.
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 9. The proposed rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance.
 10. The proposed rezoning is consistent with the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance.

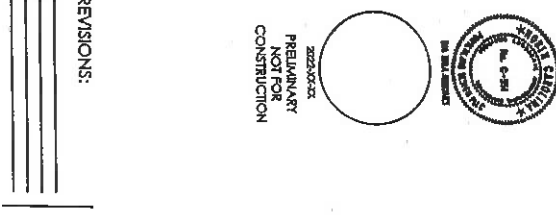
NO. OF LOTS	AREA (AC)	AREA (SQ FT)	AREA (SQ FT)
RESIDENTIAL LOTS			
1	0.10	2,700	2,700
2	0.20	5,400	5,400
3	0.30	8,100	8,100
4	0.40	10,800	10,800
5	0.50	13,500	13,500
6	0.60	16,200	16,200
7	0.70	18,900	18,900
8	0.80	21,600	21,600
9	0.90	24,300	24,300
10	1.00	27,000	27,000
11	1.10	29,700	29,700
12	1.20	32,400	32,400
13	1.30	35,100	35,100
14	1.40	37,800	37,800
15	1.50	40,500	40,500
16	1.60	43,200	43,200
17	1.70	45,900	45,900
18	1.80	48,600	48,600
19	1.90	51,300	51,300
20	2.00	54,000	54,000
21	2.10	56,700	56,700
22	2.20	59,400	59,400
23	2.30	62,100	62,100
24	2.40	64,800	64,800
25	2.50	67,500	67,500
26	2.60	70,200	70,200
27	2.70	72,900	72,900
28	2.80	75,600	75,600
29	2.90	78,300	78,300
30	3.00	81,000	81,000
31	3.10	83,700	83,700
32	3.20	86,400	86,400
33	3.30	89,100	89,100
34	3.40	91,800	91,800
35	3.50	94,500	94,500
36	3.60	97,200	97,200
37	3.70	99,900	99,900
38	3.80	102,600	102,600
39	3.90	105,300	105,300
40	4.00	108,000	108,000
41	4.10	110,700	110,700
42	4.20	113,400	113,400
43	4.30	116,100	116,100
44	4.40	118,800	118,800
45	4.50	121,500	121,500
46	4.60	124,200	124,200
47	4.70	126,900	126,900
48	4.80	129,600	129,600
49	4.90	132,300	132,300
50	5.00	135,000	135,000
51	5.10	137,700	137,700
52	5.20	140,400	140,400
53	5.30	143,100	143,100
54	5.40	145,800	145,800
55	5.50	148,500	148,500
56	5.60	151,200	151,200
57	5.70	153,900	153,900
58	5.80	156,600	156,600
59	5.90	159,300	159,300
60	6.00	162,000	162,000
61	6.10	164,700	164,700
62	6.20	167,400	167,400
63	6.30	170,100	170,100
64	6.40	172,800	172,800
65	6.50	175,500	175,500
66	6.60	178,200	178,200
67	6.70	180,900	180,900
68	6.80	183,600	183,600
69	6.90	186,300	186,300
70	7.00	189,000	189,000
71	7.10	191,700	191,700
72	7.20	194,400	194,400
73	7.30	197,100	197,100
74	7.40	199,800	199,800
75	7.50	202,500	202,500
76	7.60	205,200	205,200
77	7.70	207,900	207,900
78	7.80	210,600	210,600
79	7.90	213,300	213,300
80	8.00	216,000	216,000
81	8.10	218,700	218,700
82	8.20	221,400	221,400
83	8.30	224,100	224,100
84	8.40	226,800	226,800
85	8.50	229,500	229,500
86	8.60	232,200	232,200
87	8.70	234,900	234,900
88	8.80	237,600	237,600
89	8.90	240,300	240,300
90	9.00	243,000	243,000
91	9.10	245,700	245,700
92	9.20	248,400	248,400
93	9.30	251,100	251,100
94	9.40	253,800	253,800
95	9.50	256,500	256,500
96	9.60	259,200	259,200
97	9.70	261,900	261,900
98	9.80	264,600	264,600
99	9.90	267,300	267,300
100	10.00	270,000	270,000

REVISIONS:

NO.	DATE	DESCRIPTION

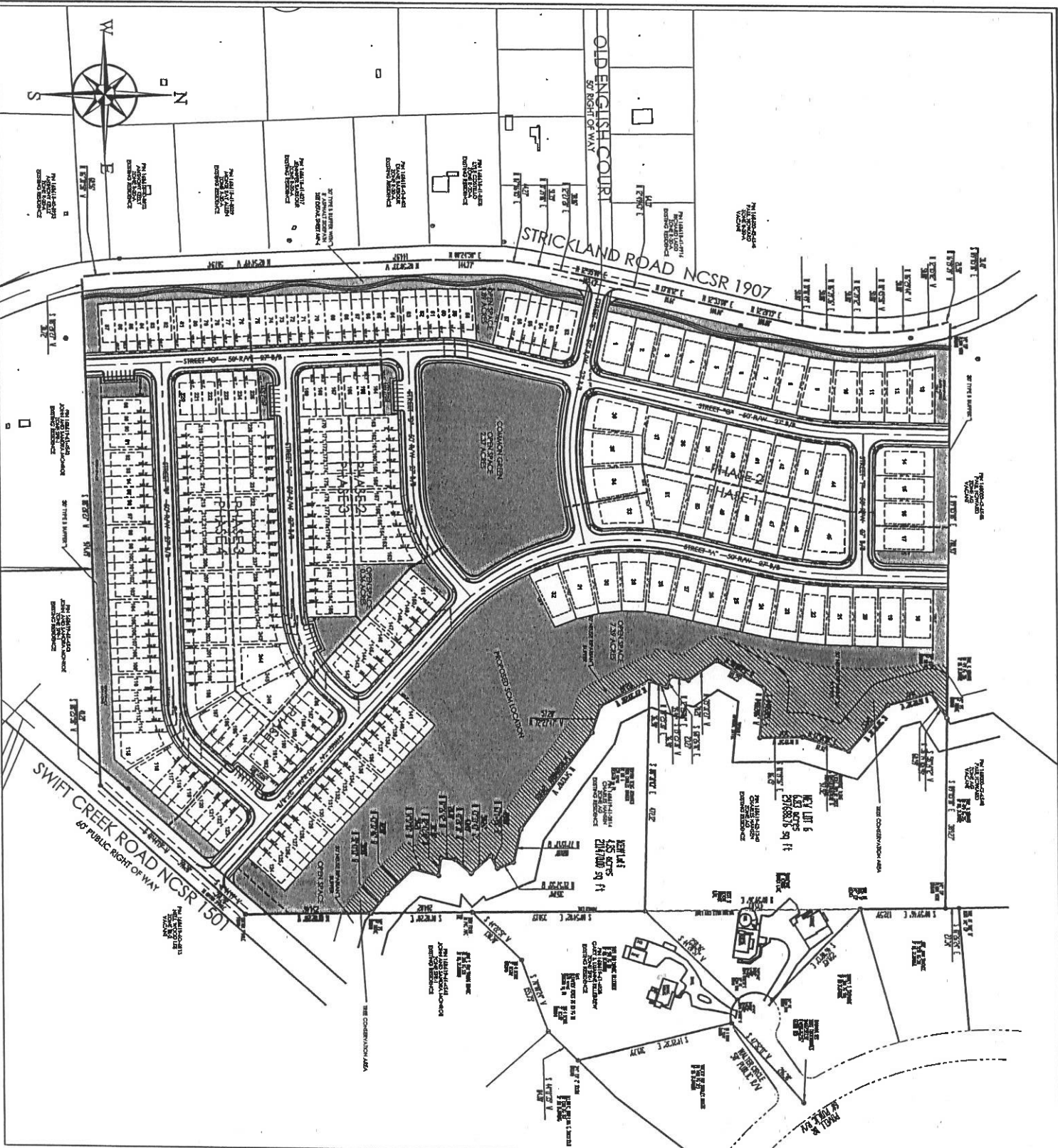
SCALE:
 AS NOTED
 DRAWING BY: TMT
 PROJECT #:
 DATE: 01/28/2023
 SHEET:

REZONING MASTER PLAN
LEE PROPERTY
 R&R DEVELOPMENT
 1611 JONES FRANKLIN ROAD, RALEIGH, NC 27606



TMTLA ASSOCIATES
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
 P: (919) 484-8888 E: info@tmtla.com

PRELIMINARY PLAT



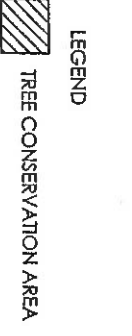
SITE DATA

OWNER: LEE PROPERTY LLC
OWNER ADDRESS: 1611 JONES FRANKLIN ROAD, RALEIGH, NC 27606
PROJECT ADDRESS: SWIFT CREEK ROAD, WIDOW MILLS, NC
CDB REFERENCE: 17-0000000-0000
CDB REVISION: 001
TOTAL AREA: 97.23 AC
PHASE LINE: 50' WIDE
PHASE 1: 49.23 AC
PHASE 2: 48.00 AC
OPEN SPACE: 12.41 AC
TOTAL OPEN SPACE: 24.82 AC
TOTAL LOTS: 244 LOTS

- NOTES: 1. This site plan is based on information received from official information by State of North Carolina, N.C. 2. All utility lines shown are approximate locations and do not represent actual locations. 3. All utility lines shown are approximate locations and do not represent actual locations. 4. All utility lines shown are approximate locations and do not represent actual locations. 5. All utility lines shown are approximate locations and do not represent actual locations.

- CONSTRUCTION NOTES: 1. The information and data provided herein are for informational purposes only. 2. The information and data provided herein are for informational purposes only. 3. The information and data provided herein are for informational purposes only. 4. The information and data provided herein are for informational purposes only. 5. The information and data provided herein are for informational purposes only.

Table with columns: SPLIT CONDITIONAL DEV STANDARDS, SF ATTORNEYS, SINGLE FAMILY, and various lot specifications.



REVISIONS:

Table with columns: No., Description, Date, and Initials.

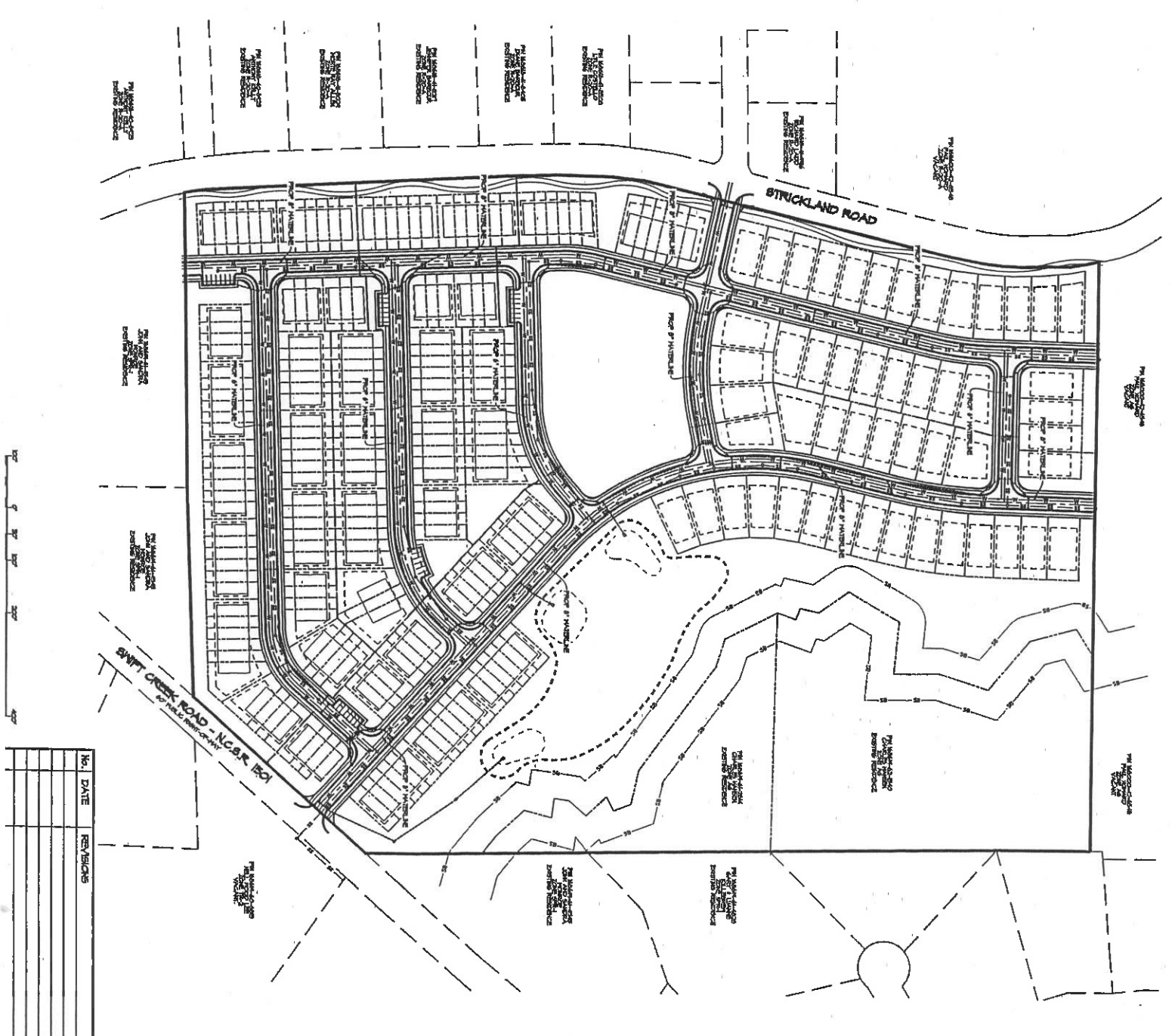
PRELIMINARY PLAT
LEE PROPERTY
R&R DEVELOPMENT
1411 JONES FRANKLIN ROAD, RALEIGH, NC 27606

SCALE: AS NOTED
DRAWN BY: TMT
PROJECT #: 23171
DATE: 01/05/2024
SHEET: MP-4


20250304
PRELIMINARY
NOT FOR
CONSTRUCTION




LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTH PARK DRIVE, STE. 200-DURHAM, NC 27713
P: (719) 494-8888 E: info@tmtla.com



NO.	DATE	REVISIONS



MRPA

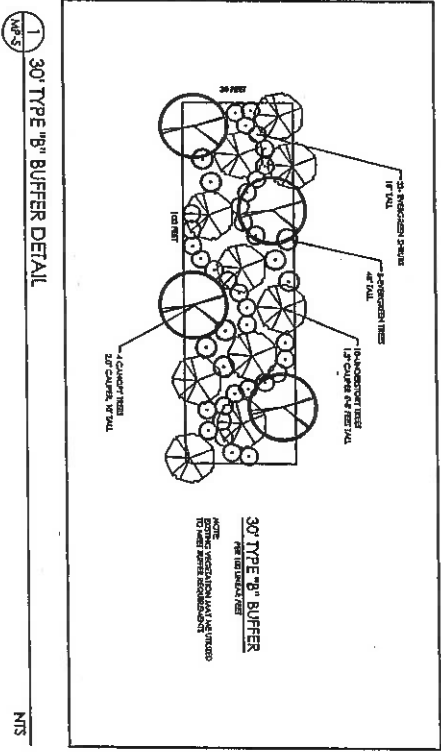
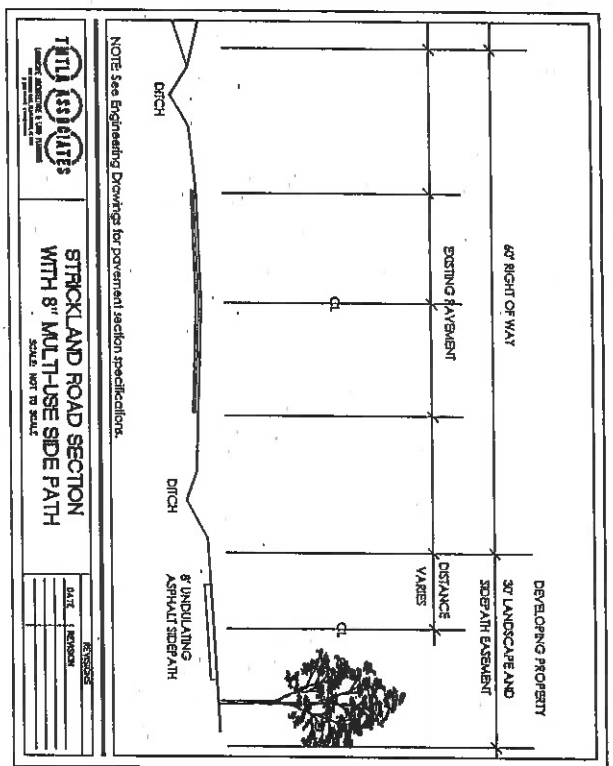
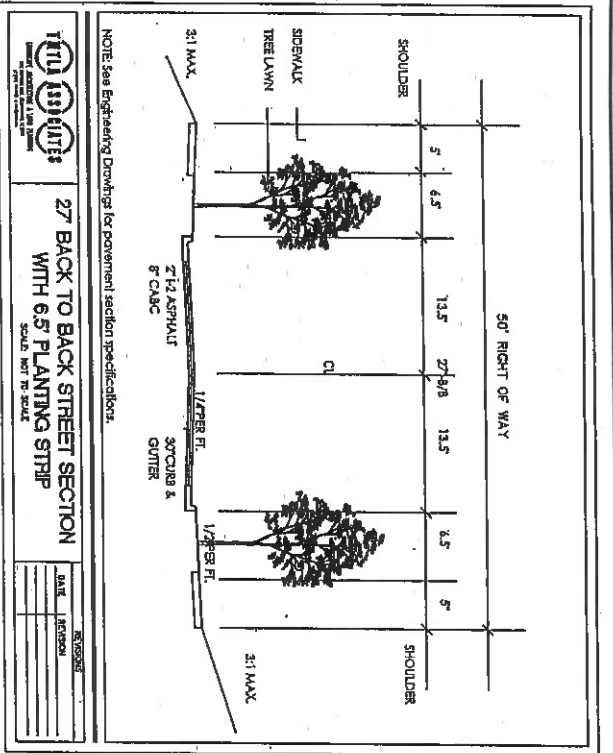


UTILITY
CONSTRUCTION

UTILITY & DRAINAGE PLAN
FOR
LEE PROPERTY

MEASUREMENTS: 1/8" = 1'-0"

HORNIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
550 WATSON ROAD, SUITE 104
RAVENEL, SC 29585
TEL: 803-220-3229
WWW.HORNISANDRITCHIE.COM



REVISIONS

DATE	REVISION

REVISIONS

DATE	REVISION

30' TYPE "B" BUFFER
 PER 10/10/2021 REV.
 NOTES:
 1. 30' BUFFER WIDTH SHALL BE MAINTAINED TO ALL SIDES OF ROADWAY.

N/S



TMTLA ASSOCIATES
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 5811 SOUTHPARK DRIVE, STE. 200-DUNHAM, NC 27713
 P: (919) 404-8888 E: info@tmtla.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

REVISIONS:

DETAILS
LEE PROPERTY
 R&R DEVELOPMENT
 1611 JONES FRANKLIN ROAD, RALEIGH, NC 27604

SCALE
 AS NOTED
 DRAWN BY:
 MAT
 PROJECT #
 23171
 DATE
 01/05/2023
 SHEET

Chart is on the following page.

Current Zoning

Agriculture District (AG). The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses, and related activities. Farmland is a defining element of Wilson's Mills' traditional identity and the protection of these lands aids in preserving the character of the Town until such a time new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

LOCATION:	Service Road adjacent to Hwy 70 and Wilson's Mills Road
TAX ID:	17K080431
SITE ACREAGE:	3.820
ZONING:	AG (Agriculture)
CURRENT USE:	Vacant land

CURRENT SITE INFORMATION

The property owner is requesting a general rezoning of 3.820 acres, along the service road for US Hwy 70, Smithfield, from AG (Agriculture) to C-70 (Commercial). This rezoning would allow for the construction of new commercial buildings. All setbacks for commercial could be met with this rezoning. (See below details from Article 8.2-G of the Town's Development Ordinance for details of current and proposed zoning criteria.)

PROPOSAL

TO: Chairman Donald Byrd and Planning Board Members
DATE: January 22, 2024
RE: 3.820 Acres
FROM: Wendy Oldham, Planning Director
 File No. RZ-02-2024

REQUEST FOR PLANNING BOARD ACTION



Chart is on following page.

PROPOSED SITE INFORMATION

The US Highway 70 & I-42 Commercial District (C-70) is established to provide opportunities for compatible and sustainable development along the US Hwy 70 & I-42 corridor. Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US Highway 70 & I-42 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

LOCATION:	Service Road adjacent to Hwy 70 and Wilson's Mills Road
TAX ID:	17K080431
SITE ACREAGE:	3.820
PROPOSED ZONING:	C-70
PROPOSED USE:	Commercial

PROPOSED SITE INFORMATION

Zoning:	AG
Density:	1 unit per acre
Minimum Lot Size:	1 acre (43,560 sq. ft.)
Minimum Lot Width:	150'
Primary Structure Building Height (max):	30'
Accessory Structure Building Height (max):	25'
Primary Structure Setbacks (min.):	
Front	30'
Side	10'
Rear	20'
Side Street	20'
Accessory Structure	A minimum of 5' behind primary structure & 5' from side and rear property lines.

Staff recommendation is for approval of the rezone from AG to C-70 for the reasons set forth below. It is consistent with the current Comprehensive Land Use and Master Plan. On the Future Land Use Map, this parcel is proposed to be commercial.

STAFF RECOMMENDATION



ORTHOPHOTO

Zoning	C-70
Density:	N/A
Minimum Lot Size:	10,000 sf
Minimum Lot Width:	360' on US 70 & I-42; 125' elsewhere
Setbacks (min.):	
Front	30'
Side	15'
Rear	12'
Side Street	0'
Accessory Structure	A minimum of 5' behind primary structure & 5' from side and rear property lines.

1. Rezone Application

ATTACHMENT

3. Recommendation to DENY rezoning of this property from Agricultural (AG) to Commercial (C-70) to Town Council for the following reason(s):

2. Table the application for receipt of the following information:

1. Recommendation of APPROVAL of rezoning from Agricultural (AG) to Commercial (C-70) to Town Council and adoption of the foregoing Statement of Consistency; or,

ACTION REQUESTED

Future Land Use Map Consistency: This parcel is shown as commercial on the Future Land Use Map, therefore, rezoning would be consistent with the Future Land Use Map.

This action is consistent with the Town of Wilson's Mills Comprehensive Land Use and Master Plan, the Town's Future Land Use Map, and the Town's Unified Development Ordinance for the following nonexclusive list of reasons:

-Master Plan Goal #2: Planning for Growth-This action would facilitate growth within Wilson's Mills expanding commercial for its citizens and guests.

-Master Plan Goal #3: Retain Our Character- Preserve the small-town appeal of Wilson's Mills while encouraging compatible business growth.

STATEMENT OF CONSISTENCY

TOWN OF WILSON'S MILLS

REZONING / MAP AMENDMENT APPLICATION

Planning Department
PO Box 448, Wilson's Mills, NC 27593
Phone: (919) 938-3885 Fax: (919) 938-1121



PROCESS INFORMATION:

Submission Requirement: An application for a rezoning (general or conditional zoning) to the Town's official zoning map shall be filed with the Development Compliance Officer. Such petition shall contain all the information required on this form and must be determined to be complete by the Development Compliance Officer prior to advancing it through the review process.

Public Notification: This is a legislative process that requires a public hearing.

Review Process: Per Article 5 of the Wilson's Mills Development Ordinance (WMDO), all applications are to be reviewed for compliance by the Development Compliance Officer and then forwarded for to the Planning Board (review) and Town Council (decision) for consideration.

General Rezoning Requests: These are "general" requests involving a zoning change to an individual parcel of land. The request is to amend or change the Town's Official Zoning Map in a certain area from one zoning district to another. "General" rezoning requests are not specific and if approved, any permitted land use within the new zoning district as illustrated in the Section 8.1 (Table of Uses) of the Wilson's Mills Development Ordinance (WMDO) could be permitted.

Conditional Zoning Requests: Conditional Zoning Districts (CZ) are districts with conditions voluntarily added by the applicant. Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of the WMDO, except for those that require a site-specific development plan as part of the application. The conditional zoning designation shall be indicated on all zoning maps and other official documents with the suffix, "(CZ)" (e.g. "TND(CZ)").

FILING INSTRUCTIONS:

Every applicant for rezoning request is required to meet with the Development Compliance Officer in a pre-application conference prior to the submittal of a formal application. The purposes of this conference are to provide additional information regarding the review process and assistance in the preparation of the application.

A petitioner must complete this application in full. This application will not be processed unless all information requested is provided.

Remittance of associated fee(s)* to accompany this application. (*See Town of Wilson's Mills fee schedule)

GENERAL PROJECT INFORMATION:

Project Address / Location: 0 US HIGHWAY 70 W Smithfield NC 27577

Zoning District: Wilsons Mills

Size of Property (in acres): 3.820

Proposed Building Square Footage: N/A

ID# 169600-52-5321
Johnston Co. Tax PIN#: 17K08043I

Town Jurisdiction: In-Town Limits

X
FTI

Existing land use/zoning on adjoining properties:

North:	DOT owned
South:	AG
East:	US HWY 70 Commercial
West:	C-70 & AG (Duke Power & Light)

APPLICANT INFORMATION:

Applicant: Reba Walker

Address: 1017 SWAN LAKE DR

City: N Myrtle Beach

Phone: 919-215-8155

State: SC
 Zip: 29582
 Email: rebaw033@gmail.com

Property Owner (Owner Consent Form is required if different from applicant):

Address:

City:

Phone: Email:

REZONING REQUEST:

General Use

Existing Zoning Classification: ~~AG & C-70~~

Proposed Zoning Classification: C-70

If the request is to a Conditional Zoning District, this application should be accompanied by a site-specific development plan that includes land use, existing conditions, buildings, lots, etc. per the WMDO. In addition, please provide a narrative of the proposed use and list any proposed conditions:

Proposed Land Use:

Right now the plan is to contact gas stations to see if this land would be a good fit for perhaps a wawa

With the changing landscape this area has a highest and best use of commercial directed towards hwy 70 traffic

Proposed Conditions Offered by Applicant:

NONE

ACKNOWLEDGEMENT:

The undersigned property owner, or duly authorized agent/representative thereof certifies that this application and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief, with the understanding that any incorrect information submitted may result in the delay or rescheduling of the required public hearing and may result in the revocation of this application. I hereby authorize the Town of Wilson's Mills to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Applicant Printed Name: Reba Walker

Applicant Signature: *Reba Walker*

Date: 01/08/2024

FINDINGS OF FACT

Article 7.8 of the WMDO require the compliance of specific findings of fact in order to grant a rezone. The applicant shall submit the following statements of justification, presenting factual information supporting each and all the required findings as they relate to the proposed rezone request:

1. That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare.

Statement by applicant:

Agreed...With a re-zoning to C-70 it would allow my agent to seek out a commercial buyer

that can use this land to its highest and best potential

2. That the use or development complies with all required regulations and standards of the Wilson's Mills Development Ordinance and with all other applicable regulations.

Statement by applicant:

Yes...neighboring parcels are already zones C-70, and this one is GB-HCO, changing to C-70

will simply make it easier for the future buyer to enhance the area, and build at a quicker pace

3. That the use or development is located, designed, and proposed to be operated so as not to substantially injure the value of adjoining or abutting property, or that the use or development is a public necessity.

Statement by applicant:

Currently, nothing is planned, I am simply seeking to have my land re-zoned.

4. That the use or development will be in harmony with the area in which it is to be located and conforms to the general plans for the land use and development of Town of Wilson's Mills and its environs.

Statement by applicant:

Changing from GB-HCO to C-70 is simply allowing this land which is very close to 70 to be

developed properly in the future

EXHIBIT A

BEGINNING at the Northwestern corner of the property now or formerly owned by Ebi and Chuck G. Igba and described in that deed recorded in Deed Book 5616, Page 705, Johnston County Registry and traveling with the Western Line of the Igba property South 41 degrees 25 minutes 35 seconds West 384.79 feet to a point; thence North 65 degrees 15 minutes 46 seconds West 176.98 feet to a point; thence North 13 degrees 27 minutes 49 seconds East 109.79 feet to a point; thence North 89 degrees 28 minutes 22 seconds West 153.80 feet to a point; thence North 1 degree 23 minutes 23 seconds East 316.86 feet to a point; thence North 61 degrees 35 minutes 05 seconds West 48.27 feet to a point; thence North 61 degrees 52 minutes 32 seconds East 19.48 feet to a point; thence following a curve with an arc length of 206.4 feet, a radius of 1463 feet, a chord bearing of South 70 degrees 52 minutes 43 seconds East and a chord length of 205.97 feet; thence following a curve with an arc length of 332.32 feet, a radius of 1163 feet, a chord bearing of South 57 degrees 36 minutes 44 seconds East and a chord length of 331.19 feet to the point and place of BEGINNING, and containing 3.94 acres, more or less, and identified as Tract 2 on a survey drawn by Aisey J. Gilbert PLS and dated June 9, 2020.